

**196-198 Stanley Road
Teddington
TW11 8UE**



**FREEHOLD COMMERCIAL AND RESIDENTIAL
BUILDING
WITH DEVELOPMENT POTENTIAL
FOR SALE**

020 8332 7788

**Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ.
www.michaelrogers.co.uk**

Property Summary

- Located in the highly affluent London Borough of Richmond
- Located close to Teddington Town Centre
- Freehold
- Asset management / development potential

Location

The property is located in Teddington. Fullwell and Teddington stations are both only a short walk from the property. There are regular bus services to and from Richmond and Hampton.

The A316, which offers excellent accessibility via car, is a 10-minute drive from the unit. Teddington is an affluent area with heavy pedestrian traffic, drawing customers from several neighbouring towns.

Description

The period property is part of a terrace and is arranged over ground and two upper floors.

The commercial unit has rear access, and the flats are accessed from the rear.



The restaurant benefits from two separate entrance doors and can therefore be split into two separate units.



The restaurant amenities include: -

- Suspended ceiling
- Inset lights
- Part carpeted and tiled
- Bar area
- Comfort cooling and heating
- Storage areas
- Public and private WCs.
- Extensive kitchen
- Plastered and painted ceilings and walls
- Extraction
- Tiled floor

The approximate floor area is as follows: -

Floor	Sq Ft	Sq M
Ground	1,907	177.20

The two flats are accessed from the rear via metal steps across a flat roof.

There is potential scope for extending or a potential terrace subject to planning.



The amenities of each flat include:

- Potential terrace
- Fitted kitchen
- Shower room with WC
- Plastered walls and ceilings
- Lino flooring
- Storage
- Two bedrooms
- UPVC windows
- Lights and sockets



Lease/Tenancy Agreement.

The existing ground floor tenant is holding over on a full repairing and insuring lease from 9th September 2003 for a term of 20 years. The passing rent is £36,000 per annum exclusive.

One flat is held on a shorthold tenancy agreement and the other is vacant.

Rates/Council tax.

We are advised that the current rateable value for 2026/27 is £31,500 which gives rates payable of £12,003.00 per annum.

The council tax band for both flats is C.

Energy Performance Certificate

Upon application.

Tenure

Freehold.

Asset Management / Development Potential

There are asset management possibilities.

VAT

We are advised that the property is not elected for VAT.

Price

Upon application.

Legal Costs:

Each party to bear their own legal costs.

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

For further information please contact:

Michael Rogers LLP. Tel: 020 8332 7788

Niall Christian Tel: 07780 678684 Email: niall.christian@michaelrogers.co.uk

Joshua Thompson Tel: 07701 086242 Email: joshua.thompson@michaelrogers.co.uk

Subject to Contract June 2026

The accuracy of any description, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP, nor any of its employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Rents quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements.

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Regulated by RICS